

WARRANTY DEED
Statutory Short Form

009495

NO TRANSFER
TAX PAID

I, Wilamena Smith of 23 Violette Avenue, Waterville, Maine 04901, Kennebec County, for consideration paid, grant to Percy B. Smith, Jr. and Garth B. Smith of 18 Barnet Avenue, Waterville, Maine 04901, as Joint Tenants, with Warranty Covenants, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

A certain lot or parcel of land with the buildings thereon and all contents therein situate in Waterville and being the remaining part of lot No. 67 on Plan of Rosemar Park as amended made for L. N. Violette Co. Inc., April, 1951, and recorded in the Kennebec County Registry of Deeds to which plan reference is hereby made for a more particular description and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1948, recorded in the Kennebec County Registry of Deeds Book 865 Page 131 and more particularly bounded and described as follows, to wit:

Northerly sixty five (65) feet by part of Lot No. 90; easterly by Lot No. 68 which was conveyed to Louis Simon et al; southerly sixty five (65) feet by Violette Avenue; and westerly by land now or formerly of Robert E. Petty and Leon J. Guerette, being the easterly line of a five foot strip conveyed by Raoul H. Violette, Trustee, to Robert E. Perry and Leon J. Guerette.

This conveyance is made upon the express conditions and subject to the following restrictions:

- (1) That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line;
- (2) That no residences for more than two families will be built thereon;
- (3) That no trade or business will be carried on thereon;
- (4) That the lot will not be used for the storage of any new or second hand goods, automobiles, machines, junk or salvage material of any kind;
- (5) That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty five (35) feet;
- (6) That no dwelling house costing less than Six Thousand Dollars (\$6,000) shall be built thereon.

Being the same premises described in a deed from Robert E. Perry and Leon J. Guerette to Percy B. Smith and Wilamena Smith dated September 30, 1954, and recorded in the Kennebec County Registry of Deeds Book 978 Page 186.

43-78

Wilamena Smith (the grantor herein) is the surviving joint tenant, the said Percy B. Smith being deceased, October 20, 1987, and reference is made to a tax discharge recorded in the Kennebec County Registry of Deeds Book 3256 Page 74.

Excepting and reserving, however, to the grantor herein, a right to reside in and peaceably enjoy the within described premises, rent-free for the rest of her natural life, or until it is clear, as evidenced by a recordable affidavit from her physician, that she will no longer will be able to reside therein.

WITNESS my hand and seal this 13th day of May, 1991.

Signed, Sealed and Delivered
in the presence of:

Kathie A. Sawtelle Wilamena Smith
Wilamena Smith

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: May 13, 1991

Then personally appeared the above named Wilamena Smith and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Kathie A. Sawtelle
Notary Public



Kathie A. Sawtelle
Notary Public
My Commission Expires 8-21-94

RECEIVED KENNEBEC SS.

1991 MAY 21 AM 9:00

- 2 -

ATTEST: Harold Russell Wilson
REGISTER OF DEEDS